

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 SE/S Western Road, 2,320' SW of Thornton
 Mill Road, and N/S Western Run * ZONING COMMISSIONER
 (Properties of Andrew W. & Noreen M. Krause
 and James A. & Sandra Walsh) * OF BALTIMORE COUNTY
 8th Election District
 3rd Council District * Cases Nos. 02-334-SPH & 02-335-SPH

Andrew W. Krause, et ux, and *
 James A. Walsh, et ux – Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner under a single public hearing for consideration of Petitions for Special Hearing filed by the owners of adjacent parcels located on the south side of Western Road, southwest of Thornton Mill Road in northern Baltimore County. In Case No. 02-334-SPH, Andrew W. Krause and Noreen M. Krause are identified as the Petitioners. In Case No. 02-335-SPH, James A. Walsh and Sandra Walsh are identified as the Petitioners. In both cases, relief is requested to approve a prior exchange between the Petitioners of near equivalent sized parcels of land as lot line adjustments/land exchanges and not as a subdivision or development within the meaning ascribed to either by the Code of Maryland Regulations, the Baltimore County Code, and/or the Baltimore County Zoning Regulations (B.C.Z.R.), and for such further relief as the nature of the prior transaction and these cases may require. The properties and requested relief are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 7.

Appearing at the requisite public hearing held in support of the requests were Norman and Andrew Krause, co-Petitioners/Property owners; Richard L. Smith, Professional Engineer with KCI Technologies, Inc., and, Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing as an interested person was John Westerlund, a nearby resident of the area.

Testimony and evidence offered revealed that Mr. & Mrs. Krause acquired the property which is the subject of their Petition, on or about November 16, 1998. (See deed marked as

ORDER RECEIVED FOR FILING

Date

By

2/19/12
 [Signature]

Petitioner's Exhibit 4.) At that time, the property was approximately 44 acres in area, and split zoned R.C.2 and R.C.4. The Krause property was then and remains unimproved. Similarly, Mr. & Mrs. Walsh acquired their property by deed dated September 6, 1985, a copy of which was submitted into evidence as Petitioner's Exhibit 2. Their property is also split zoned R.C.2 and R.C.4, and contains approximately 95 acres in area. The Walsh property is improved with a single family dwelling, known as 14601 Western Road.

The two parcels in question are immediately adjacent to one another and are generally located with frontage on Western Road, west of I-83 in northern Baltimore County. This is a rural area that primarily features agricultural uses. Apparently, both parcels were at one time part of a larger tract which has been subdivided over the years. Due to a series of outconveyances, the parcels are irregularly shaped and as originally configured, a portion of the Walsh property appears to intrude into the Krause property. Similarly, a portion of the Krause property as viewed on the site plan intrudes into the Walsh holdings.

After their acquisition, Mr. & Mrs. Krause conveyed development rights for their property to the Maryland Environmental Trust (see Petitioner's Exhibit 8), which limits the development potential of their property. However, they did reserve the right to develop the property with two residential units, one of which may include a tenant house. Presently, the property is undeveloped and Mr. & Mrs. Krause apparently envision farming the parcel.

In any event, in order to improve access to the Krause property and provide more road frontage along Western Road for that parcel, Mr. & Mrs. Krause and Mr. & Mrs. Walsh agreed to a land exchange in 1999. There was no monetary consideration for this exchange; however, the result was to create more uniformly bordered parcels. The "new" configuration of the parcels is more particularly shown on Petitioner's Exhibit 5, which shows that the Walshes conveyed unto the Krauses a tract of land, 6.4981 acres in area, and in exchange, the Krauses conveyed unto the Walshes a parcel 5.9470 acres in area. Both parcels conveyed were zoned R.C.4. Neither parcel is improved. Though this land swap was formalized by the recording of a deed in the Land Records

of Baltimore County (see Petitioner's Exhibit 6), it was never approved by the Department of Permits and Development Management. Thus, the instant Petitions for Special Hearing were filed.

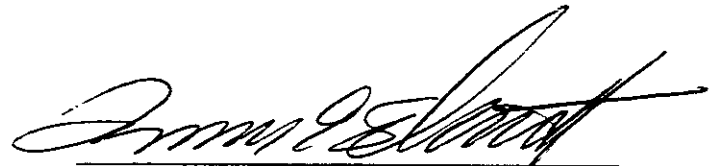
Based upon the testimony and evidence presented, I am easily persuaded that the Petitions for Special Hearing should be granted and the relief approved. The land swap completed is appropriate and beneficial to both property owners. Moreover, it is clear that the proposal does not constitute a subdivision of land or the conveyance of any density rights. The newly created Krause parcel will continue to be bound by the easement agreement previously entered into with the Maryland Environmental Trust (see Petitioner's Exhibit 8). Moreover, since there is no "development" proposed at this time, there is no need for the implementation or attachment of any conditions or restrictions upon the relief granted herein. Development in the future, if any, will be subject to all appropriate regulations and codes then applicable.

Pursuant to the advertisement posting of the properties and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of April, 2002 that the prior exchange of near equivalent sized parcels between the Petitioners are lot line adjustments/land exchanges and do not constitute a subdivision or development within the meaning ascribed to either by the Code of Maryland Regulations, the Baltimore County Code, and/or the Baltimore County Zoning Regulations (B.C.Z.R.), and as such, the Petitions for Special Hearing be and the same are hereby GRANTED.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.

LES:bjs



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 16, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING
SE/S Western Road, 2,320' SW of Thornton Mill Road and N/S Western Run
(Properties of Andrew W. & Noreen M. Krause and James A. & Sandra Walsh)
8th Election District - 3rd Council District
Andrew W. Krause, et ux and James A. Walsh, et ux - Petitioners
Cases Nos. 02-334-SPH and 02-335-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
- The Petitions for Special Hearing have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Andrew W. Krause, 16139 York Road, Sparks, Md. 21152
Mr. & Mrs. James A. Walsh, 14601 Western Road, Sparks, Md. 21152
Mr. Richard L. Smith, KCI Technologies, Inc.
10 North Park Drive, Hunt Valley, Md. 21030
People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

S/E side of Western Road

for the property located at west of Thornton Mill Road

which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print

City

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue 410-321-0600

Address

Telephone No.

City

Towson, MD 21204

State

Zip Code

Legal Owner(s):

Signature

Andrew W. Krause & Noreen M. Krause

Name - Type or Print

Signature

16139 York Road

410-472-2857

Address

Sparks Maryland

Telephone No.

21152

State

Zip Code

Representative to be Contacted:

Richard L. Smith, PE

Name **KCI Technologies, Inc.**

Ten North Park Drive

410-316-7931

Address

Hunt Valley, Maryland

Telephone No.

21030

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

BH

Date

2/12/03

Case No. *02-334-SRH*

REV 9/15/98

ORDER RECEIVED FOR FILING

Date *2/12/03*

By _____

PETITION FOR SPECIAL HEARING

CASE NO: 02- -SPH

Address: S/E Side of Western Road, West of Thornton Mill Road

Legal Owners: Parcel ID: 22-00-007266
Andrew W. Krause & Noreen M. Krause
16139 York Road
Sparks, Maryland 21152
410-472-2857

Present Zoning: RC-4

REQUESTED RELIEF:

and their adjoining neighbors HA
“why the Zoning Commissioner should approve” a prior exchange of lands among the Petitioners, of near equivalent sized parcels, as lot line adjustments/land exchanges and not subdivision or development within the meaning ascribed to either by the Code of Maryland Regulations, the Baltimore County Code and/or the Baltimore County Zoning Regulations and for such further relief as the nature of the prior transaction and this case may require.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

**DESCRIPTION
5.9470 ACRE PARCEL
8TH. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
PART OF THE LAND OF ANDREW W.
AND NOREEN M. KRAUSE**

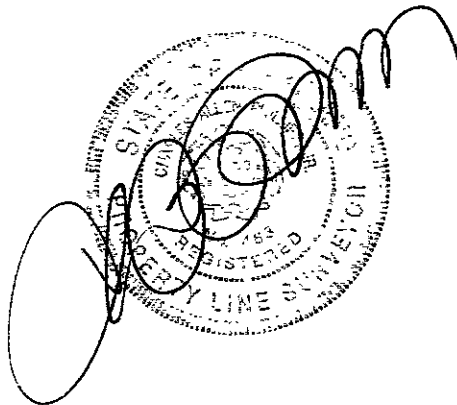
This Description is to accompany a Petition for a Special Hearing.

BEGINNING FOR THE SAME at a point in or near the centerline of Western Road, said point of beginning being 2,874 feet, more or less southwesterly from the centerline of Thornton Mill Road. Thence, binding on a new line of division between James A. and Sandra Walsh and Andrew W. Krause and Noreen Krause (1) S 64° 20' 51" E 429.36' to intersect the first line of deed SM 13350-403, thence binding on the aforesaid first line (2) S 04° 59' 15" E 383.09' to the beginning of said line, thence binding on the twenty fourth line of SM 13350-403 (3) S 81° 25' 02" W 347.96' to the end of the twenty third line of said deed, thence binding on the twenty third line (4) N 47° 44' 10" W 413.35' to a point in or near the center line of Western Road, thence along Western Road in a northeasterly direction (5) N 37° 21' 46" E 356.06' to a point in said road, thence (6) N 13° 02' 42" E 60.00' to the point of beginning.

CONTAINING 259,050 square feet or 5.9470 acres of land, more or less.

Being a part of that parcel of land described in a deed dated September 6, 1985 and recorded among the land records of Baltimore County, Maryland in Liber 6991 Folio 120 which was conveyed by Richard Wilson Henderson and Joanne Smith Henderson unto James A. Walsh and Sandra S. Walsh.

DS/jb



12/31/01



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 09957

DATE 2/12/02 ACCOUNT RC001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Howard Alderman

FOR: Special Hearing

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 334

PAID RECEIPT

PRINTED BY: JIMMY 1122
2/12/2002 2:12:00PM 10:15:07

REG 1806 CASHIER KIM KIM BOWMAN

>> RECEIPT # 067277 0711

DEPT 5 SOC ZONING DEPARTMENT

OP NO. 009257

Receipt Tot 50.00

50.00 Cr 00 Cr

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-334-SPH
Western Road
SE/S Western Road, 2320'S
centerline Thornton Mill Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Noreen M. &
Andrew W. Krause
Special Hearing: to ap-
prove a prior exchange of
lands among the petitioners
and their adjoining neigh-
bors of near equivalent size
parcels.

Hearing: Tuesday, April 9,
2002 at 9:00 a.m. in Room
407, County Courts Build-
ing, 481 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the file and/or
hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/3/773 Mar. 26 C528243

CERTIFICATE OF PUBLICATION

3/28/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 3/26/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-334-SPH

Petitioner/Developer: _____

NOREEN M. & ANDRES W. KRAUSE

Date of Hearing/Closing: 4/9/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

MR. GEORGE SAHNER
Attention: ~~Ms. Gwendolyn Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

SES WESTERN RD - NORTH OF WESTERN
RUN RD

The sign(s) were posted on 3/23/02
(Month, Day, Year)

CASE # 02-334-SPH

Sincerely,

Richard E. Hoffman 3/23/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

SES WESTERN ROAD - NORTH OF
WESTERN RUN RD

POSTED 3/23/02

Richard E. Hoffman 3/23/02

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02- 334- SPH
Petitioner: Andrew W. & Noreen M, Krause
Address or Location: S/E side of Western Rd / west of Thornton Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. and Mrs. Andrew W. Krause
Address: 16139 York Road
Sparks, Maryland 21152

Telephone Number: 410-472-2857

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 26, 2002 Issue – Jeffersonian

Please forward billing to:

Mr. & Mrs. Andrew W Krause
16139 York Road
Sparks MD 21152

410 472-2857

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-334-SPH

Western Road

SE/S Western Road, 2320' S centerline Thorton Mill Road

8th Election District – 3rd Councilmanic District

Legal Owner: Noreen M & Andrew W Krause

Special Hearing to approve a prior exchange of lands among the petitioners and their adjoining neighbors of near equivalent size parcels.

HEARING: Tuesday, April 9, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 5, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-334-SPH

Western Road

SE/S Western Road, 2320' S centerline Thorton Mill Road

8th Election District – 3rd Councilmanic District

Legal Owner: Noreen M & Andrew W Krause

Special Hearing to approve a prior exchange of lands among the petitioners and their adjoining neighbors of near equivalent size parcels.

HEARING: Tuesday, April 9, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon *CDZ*
Director

C: Howard L Alderman, Jr Esquire, Levin & Gann, Nottingham Centre, 8th Floor,
502 Washington Avenue, Towson 21204
Noreen M & Andres W Krause, 16139 York Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 25, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 5, 2002

Howard L Alderman Jr Esquire
Levin & Gann PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 02-334-SPH, Western Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. & Mrs. Andrew W Krause, 16139 York Road, Sparks 21152
KCI Technologies Inc, Mr. Richard L Smith PE, Ten North Park Drive,
Hunt Valley 21030
People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 1, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 2002
Item Nos. 317, 331, 332, ~~334~~, 335,
336, 337, 338, 340, 341, 342, 343,
345, 348 and 349

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 28, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 4, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the following item #'s.

331, 334, 335, 337, 339, 340, 341, 342, 343, 345,
346, 347, 348, 349,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: April 1, 2002

Zoning Advisory Committee Meeting of March 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

317, 331, 332, 336-338, 340-342, 345, 346, 348, 349

No AG Comments for 334, 335, 339.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RES/TGT*

DATE: March 27, 2002

SUBJECT: Zoning Item 334
Address S/E Side of Western Road, West of Thornton Mill Road

Zoning Advisory Committee Meeting of March 4, 2002

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: David Lykens

Date: March 27, 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

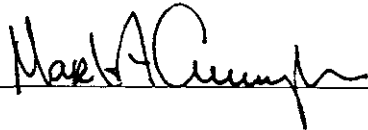
DATE: March 5, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

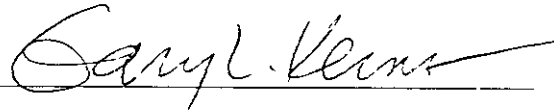
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-334, 02-335, & 02-343

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 334 BR

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
Western Road, SE/S Western Rd,
2600' S of c/l Thornton Mill Rd
8th Election District, 3rd Councilmanic


Legal Owner: Andrew W. & Noreen M. Krause
Petitioner(s)

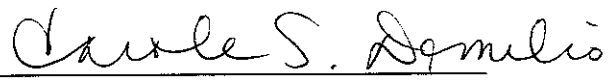
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-334-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Noreen Krause

16139 York Rd Sparks, MD 21152

Andrew Krause

"

Richard L Smith

KCI TECHNOLOGIES, INC.
10 NORTH PARK DR. HONT VALLEY, MO.
21030

Howard L Alderman Jr

Levin & Gann PA

502 Washington Ave Suite 800
Towson MD 21204



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

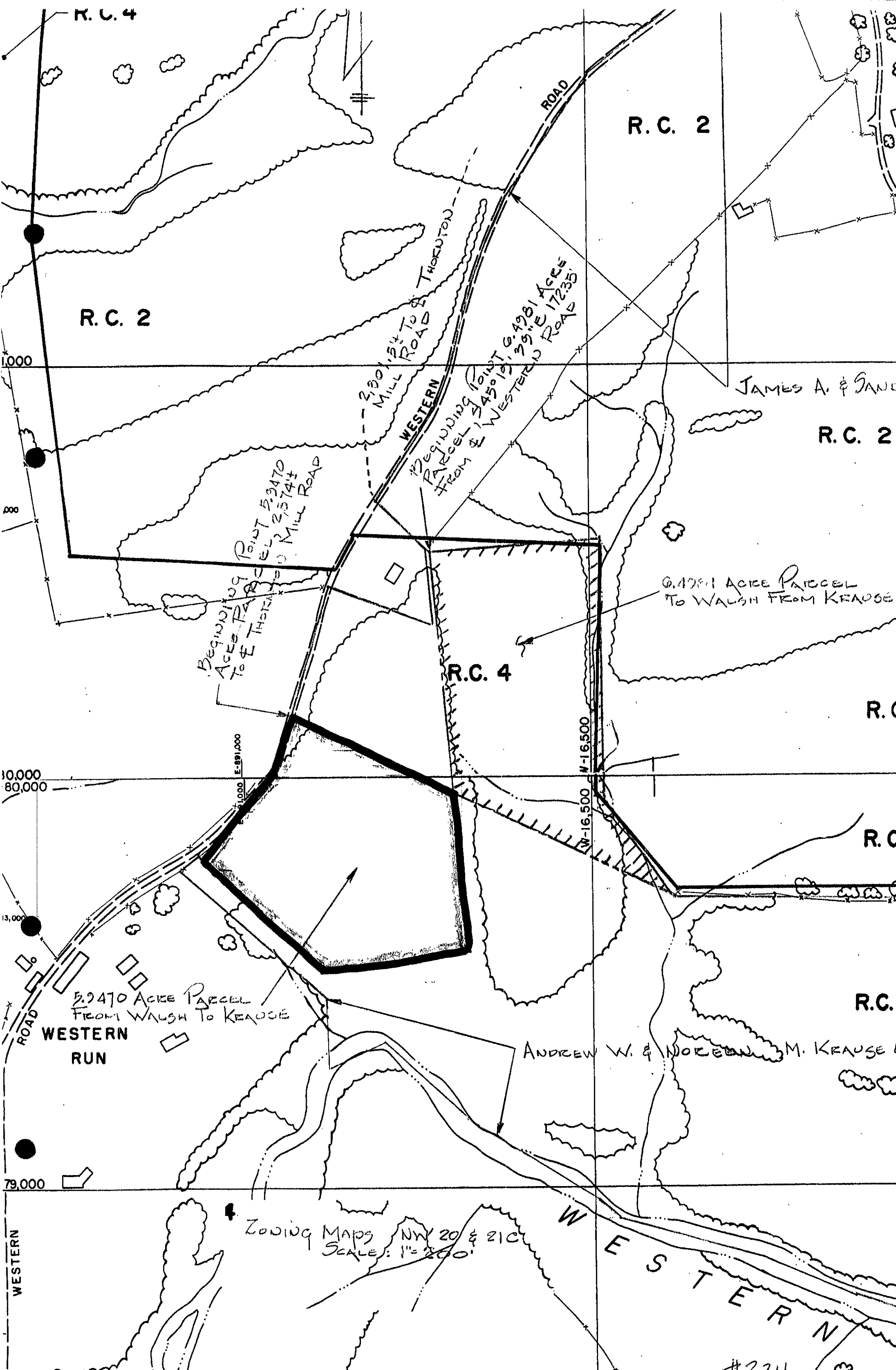
NAME

JOHN WESTERLUND

ADDRESS

21152
15132 WHEELER LN SPARKS







JAMES A. AND SANDRA E. WALSH
12900 - 438
TAX ACT. NO. 00-03-000286
4601 WESTERN ROAD
(ADDITIONAL PROPERTY OWNED BY WALSH BUT
NOT A SUBJECT OF THE SPECIAL HEARING)

- Zoning Map NW 20 + 21 C



**PROPERTIES OF JAMES A. & SANDRA WALSH
AND
ANDREW W. & NOREEN M. KRAUSE
WESTERN ROAD AND THORNTON ROAD**